


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on January 12, 2022 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;">Wednesday, January 12, 2022 4:00 p.m.</p>
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City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

ELECTION OF OFFICERS — CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

December 8, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-37755-2021:** This is a request by Jeffrey A. Koski, on behalf of Fortuna De Oro, for aesthetic review of a new 22,000 square foot retail building in the General Commercial/Aesthetic Overlay (B- 2/AO) District. The property is located at the northeast corner of Jesse Way and 17th Street, Yuma, AZ.

COMMISSION DISCUSSION

1. None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-37984-2021:** This is a request by Denise Builders, on behalf of Prison Hill Brewery, for a new rear entrance on the property located at 278 S. Main Street, in the Main Street Historic District.
2. **DHRC-37962-2021:** This is a request by the City of Yuma, on behalf of Achieve Human Services, for the review of new windows for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

3. **DHRC-21730-2018:** This is a request by Air Central, on behalf of Lutes Enterprises, for the replacement of rooftop equipment at Lutes Casino, located at 221 S. Main Street, in the Main Street Historic District.

Aesthetic Overlay

1. **DHRC-37942-2021:** This is a request by Ron Contreras of Penn Neon Sign Co. Inc., on behalf of Furniture Row USA, to install a replacement freestanding sign, for the property located at 1001 S. Redondo Center Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) Zoning District.
2. **DHRC-37656-2021:** This is a request by Patrick Patterson, on behalf of Borzini Lew K Trust 12-21-2007, for the review of an outdoor patio expansion, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
December 8, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, December 8, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included, Chairman Tom Rushin, Vice Chairman Juan Leal-Rubio and Commissioners Amanda Coltman, Sandra Anthony and James Sheldahl. Commissioners Chris Hamel and William Moody were absent.

STAFF MEMBERS present included Timothy Boucier, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Specialist and Lizbeth Sanchez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:00 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

October 13, 2021

Motion by Sheldahl, second by Coltman to APPROVE the minutes of October 13, 2021. Motion carried unanimously (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-37434-2021: *This is a request by Junior Construction, LLC for historic review of the demolition of the existing home and the construction of a new single-family home and detached garage in the Century Heights Conservancy Residential Historic District, for the property located at 450 S. Madison Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Sheldahl asked if there were any structural issues with the home. **Blevins** said no. **Leal-Rubio** asked if there was an alley access. **Blevins** answered no. **Sheldahl** stated that the surrounding homes resemble each other, **Sheldahl** then asked if the homes were built by the same contractor or the same designer. **Blevins** replied no. **Sheldahl** then stated that the home looked like a classic California style bungalow, and that he liked that style of home.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Anthony, to APPROVE Case Number DHRC-37434-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

Commission Discussion

None

INFORMATION ITEMS

Staff

Robert Blevins, Principal Planner gave a brief discussion on outdoor seating on Main Street. **Coltman** asked if all the restaurants were going to have the same style of outdoor seating. **Blevins** replied that based on the Commission's input they would determine whether the restaurants in the downtown area would have uniform seating or not. **Coltman** stated that she liked that each restaurant had their own style of seating. **Sheldahl** stated that there should be three or four approved styles of barriers. **Coltman** agreed. **Sheldahl** then stated that outdoor dining would have a positive impact on the downtown area. **Rushin** stated that the fencing should be a more permanent style rather than a temporary look.

Blevins then introduced **Tim Boucier** to the Commission. **Boucier** addressed the Commission and then made himself available for questions.

Administrative Approvals

None

National Heritage Area

None

Commission

None

ADJOURNMENT

The meeting was adjourned at 4:26 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-37755-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIAGRIFFIN

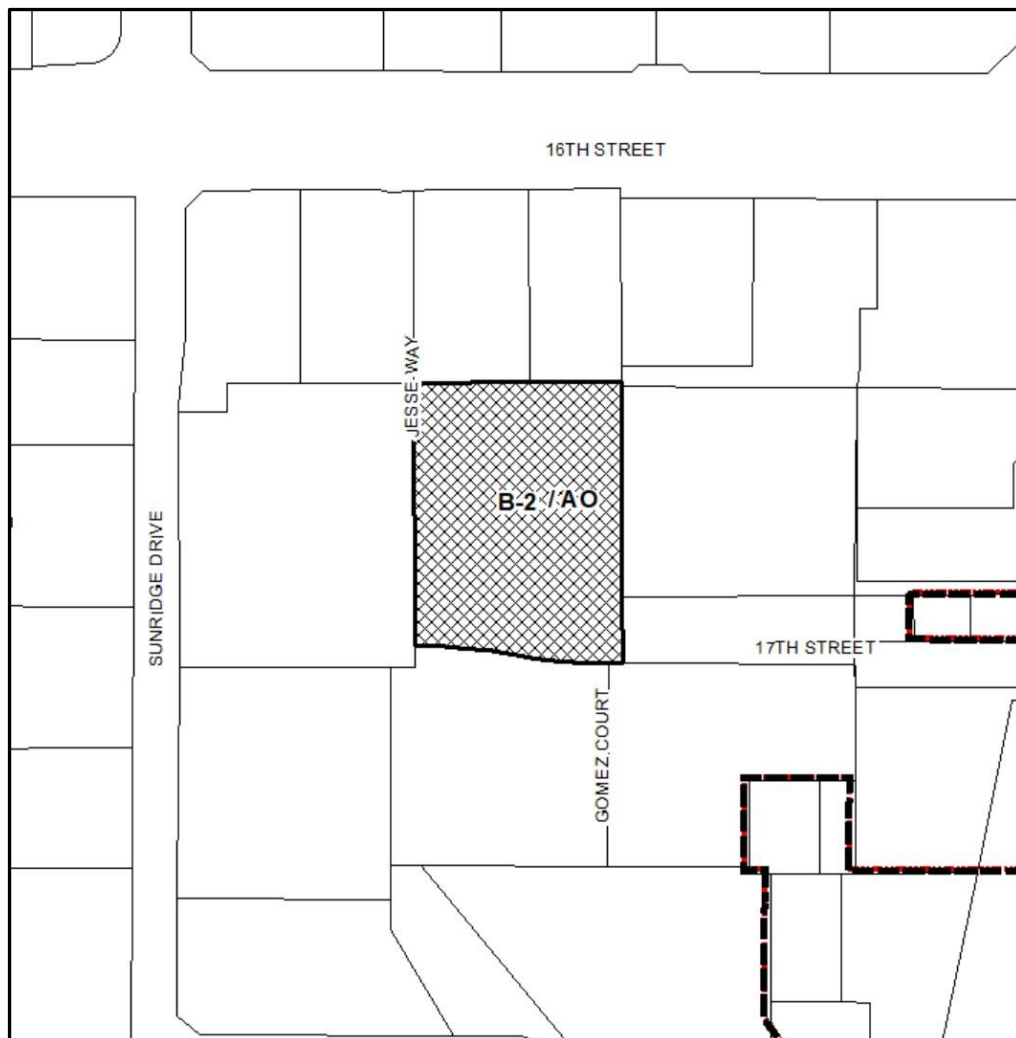
Hearing Date: January 12, 2022

Case Number: DHRC-37755-2021

Project Description/Location:

This is a request by Jeffrey A. Koski, on behalf of Fortuna De Oro, for aesthetic review of a new 22,000 square foot retail building in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northeast corner of Jesse Way and 17th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-40-050
Historic Listing Status:	N/A
Address:	Not yet assigned
Property Owner: Property Owner's Agent	Fortuna De Oro, LLC Jeffrey A. Koski, Archicon Architecture & Interiors, L.C.
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Raising Canes, Chick-fil-a
○ South:	B-2/AO; Vacant
○ East:	B-2/AO; Homewood Suites
○ West	B-1/AO; Vacant
Related Actions or Cases:	DHRC-12978-2016 (Gomez Plaza Sign Criteria)
Land Division Status:	Parcel is legal lot of record
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"This project is a new retail building for Goodwill. It is located within the Gomez Plaza, south of the Freddy's Restaurant at the Northeast corner of S. Jesse Way & E. 17th Street.

"The building is a 22,206 square foot retail building for Goodwill and will consist of a retail sales area along with a production/warehouse area.

"The building will be concrete masonry units with areas of stucco. A recessed loading dock will be provided on the east side of the building for deliveries. A donation drop-off lane is provided on the west side of the building. A roll-up door is provided on the south side of the building for any incidental deliveries.

"Landscaping will be provided throughout the parking lot and surrounding the building on the east, west and south sides. Pedestrian access will be provided from the existing sidewalk along Jesse Way to the front of the building."

Staff Analysis:

Properties located within the Aesthetic Overlay (AO) District are subject to the review of the Design and Historic Review Commission; design elements including the site layout, exterior lighting, signage, roofing, building materials, and landscaping.

The purpose of the Aesthetic Overlay District is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entrances to the City as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, the building has a number of depth, color, and height changes along the four visible elevations.

Lighting, Signage, and Trash

The parking lot lighting will need to meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. Additionally, light fixtures will need to be shielded to direct lighting away from neighboring properties.

The signs must meet the dimensional standards of the code and will need to meet the Gomez Plaza Sign Program and Criteria, including the requirement that wall-mounted signs be: "flush-mounted individual pan-channel letters and logos with hidden mountings, and no box or cabinet signs allowed." Additionally, banners other than 'Coming Soon' banners are not permitted. The proposed wall mounted signage will complement the proposed architecture of the building.

Service areas such as loading docks should be located in such a manner that they are screened from the view of the general public. According to the applicant, Goodwill compacts all their trash and does not have any trash containers on the property. There will be a trash compactor located in the recessed dock area and all trash is compacted on the property. Additionally, a 4' concrete masonry unit (CMU) screen wall is provided on the east side of the dock area.

The proposed landscaped areas within the plan exceed the requirements set forth in the design guidelines. According to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, providing a transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. The proposed site plan indicates clustering of plants, featuring a variety of plant species; an element recommended in the guidelines.

In addition, the positioning and location of the plant materials will allow for natural surveillance of the outdoor space. This is achieved when entrances to buildings or open space around buildings are unobstructed from the views into the site from neighboring or adjacent sites.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new 22,000 square foot retail building in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-37755-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Jeffrey A. Koski, on behalf of Fortuna De Oro, for aesthetic review of a new 22,000 square foot retail building in the General Commercial/Aesthetic Overlay for the property located at the northeast corner of Jesse Way and 17th Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: December 17, 2021

Final staff report delivered to applicant on: December 17, 2021

☒ Applicant agreed with all of the conditions of approval on: December 17, 2021

Attachments:

- A. Conditions of Approval
- B. Elevations and Materials
- C. Rendering
- D. Proposed Signage
- E. Aerial

Prepared By: *Amelia Griffin*

Date: December 22, 2021

Amelia Griffin

Associate Planner

Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins*

Date: 12-22-21

Robert Blevins

Principal Planner

Approved By: *Alyssa Linville*

Date: December 23, 2021

Alyssa Linville,

Assistant Director Community Planning

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

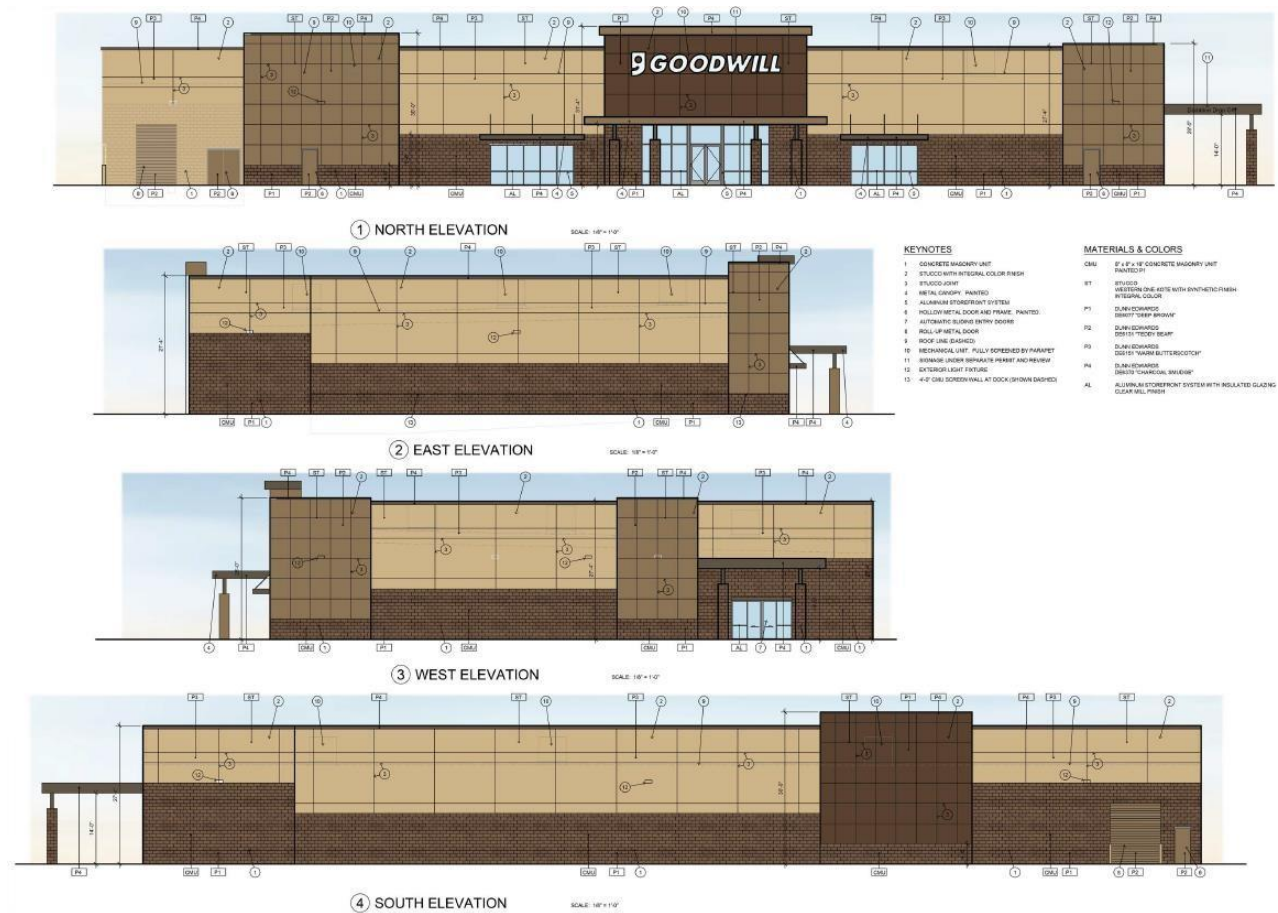
Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x3034

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

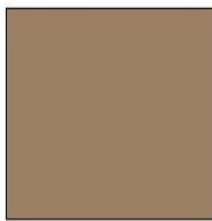
Elevations



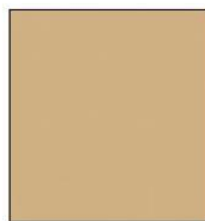
Materials



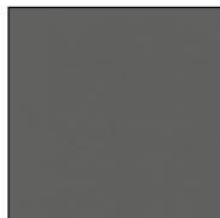
STUCCO
DE6077 DEEP BROWN



STUCCO
DE6131 TEDDY BEAR



STUCCO
DE6151 WARM BUTTERSCOTCH



STUCCO
DE 6370 CHARCOAL SMUDGE



CONCRETE MASONRY UNITS
PAINTED DE6077 DEEP BROWN



ALUMINUM STOREFRONT SYSTEM

ATTACHMENT B
Rendering



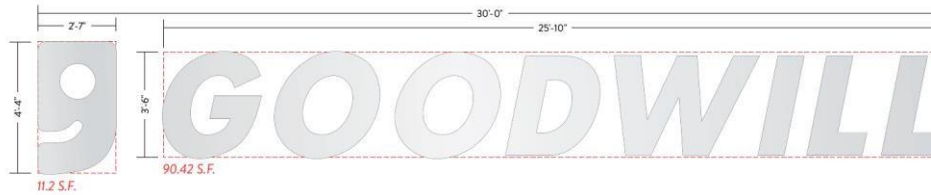
① EXTERIOR RENDERING FROM NORTH



② EXTERIOR RENDERING FROM SOUTHWEST

ATTACHMENT B

Proposed Signage



A LED HALO - ILLUMINATED REVERSE PAN CHANNEL LETTERS & LOGO SCALE: 3/8" = 1'-0"

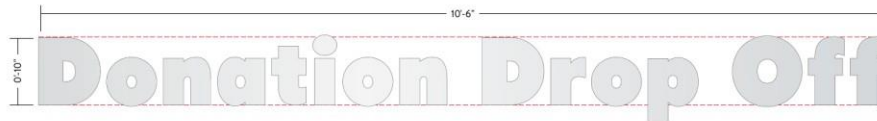
101.62 Sq.Ft.

FACES: 125" HORIZONTAL BRUSHED ALUMINUM - Square Logo to be Routed "goodwill" Copy, Backed With White Plex
RETURNS: 5" DEEP - .063" CLC HORIZONTAL BRUSHED ALUMINUM
BACKS: 3/16" CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTER RETURNS
ILLUMINATION: WHITE LEDx (DOUBLE LED COUNT) SPACED AS NECESSARY FOR AMPLE HALO ILLUMINATION
 WITH REMOTE POWER SUPPLIES PER LED COUNT
MOUNTING: SPACED 2" OFF BUILDING FASCIA FOR HALO ILLUMINATION

HORIZONTAL
BRUSHED
ALUMINUM



NIGHT VIEW



B LED HALO - ILLUMINATED REVERSE PAN CHANNEL LETTERS SCALE: 1" = 1'-0"

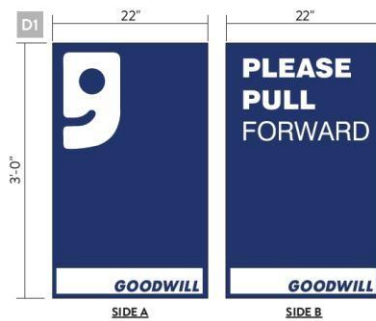
8.75 Sq.Ft.

FACES: 125" HORIZONTAL BRUSHED ALUMINUM - Square Logo to be Routed "goodwill" Copy, Backed With White Plex
RETURNS: 5" DEEP - .063" CLC HORIZONTAL BRUSHED ALUMINUM
BACKS: 3/16" CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTER RETURNS
ILLUMINATION: WHITE LEDx (DOUBLE LED COUNT) SPACED AS NECESSARY FOR AMPLE HALO ILLUMINATION
 WITH REMOTE POWER SUPPLIES PER LED COUNT
MOUNTING: SPACED 2" OFF BUILDING FASCIA FOR HALO ILLUMINATION

HORIZONTAL
BRUSHED
ALUMINUM



NIGHT VIEW



TYPICAL - SIDE A



TYPICAL SIDE B

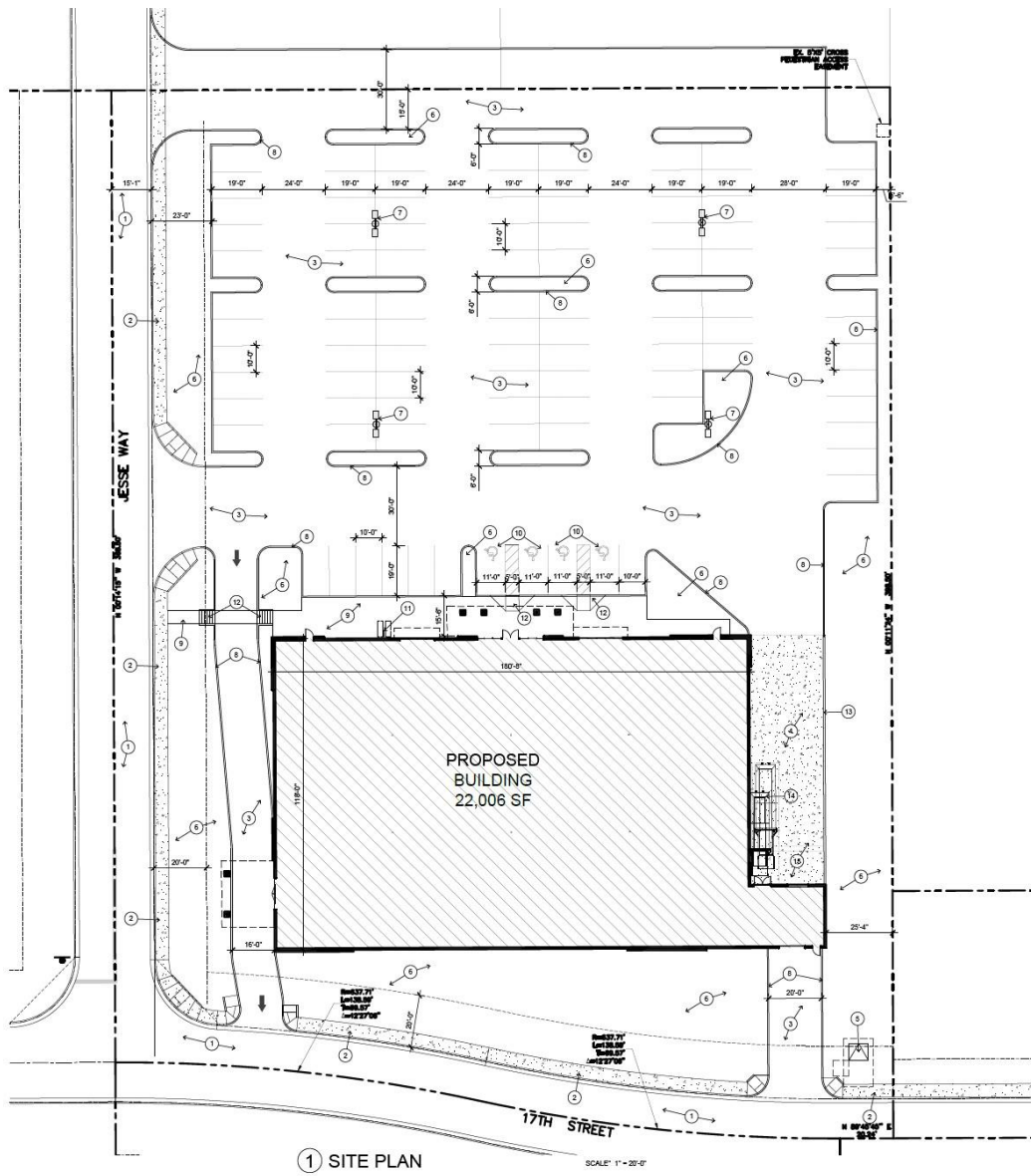


SIDE A

SIDE B

ATTACHMENT C

Site Plan



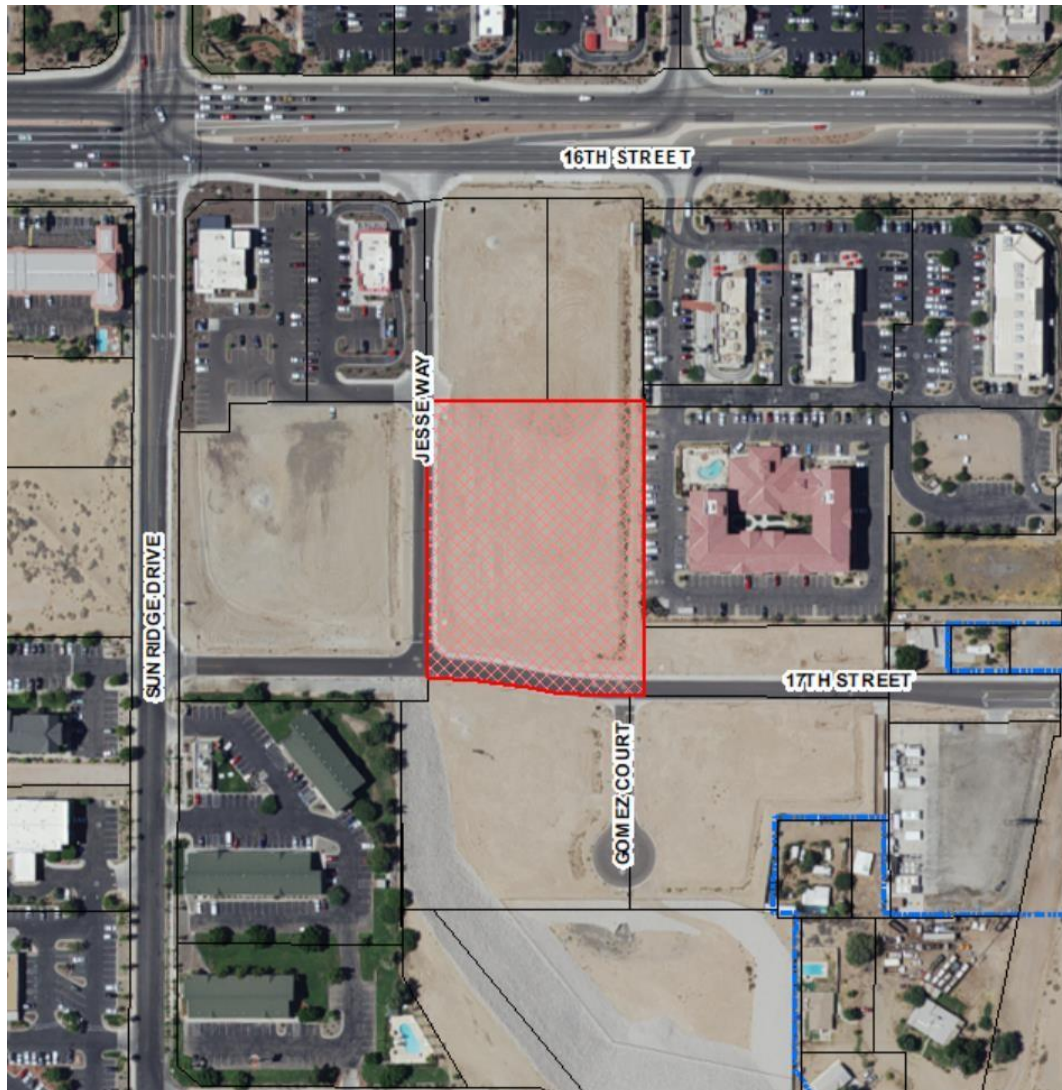
PROJECT DATA

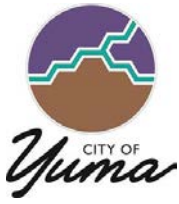
ZONING:	B-2
A.P.N.	665-42-560
PARCEL SIZE:	113,591.96 SF (2.60 AC)
BUILDING SIZE:	22,006 SF
LOT COVERAGE:	22,006/113,591.96 = 19.37%
BUILDING HEIGHT:	31'-4"
PARKING REQUIRED:	1 SPACE PER 400 SF 22,006 / 400 = 55.015 56 PARKING SPACES REQUIRED
PARKING PROVIDED:	97 SPACES
ADA PARKING REQUIRED:	4 SPACES
ADA PARKING PROVIDED:	4 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES

SITE KEYNOTES

- EXISTING STREET
- EXISTING SIDEWALK TO REMAIN
- ASPHALT PAVING
- CONCRETE PAVING
- ELECTRICAL TRANSFORMER LOCATION. VERIFY LOCATION WITH POWER COMPANY
- LANDSCAPE AREA
- PARKING LOT LIGHT POLE WITH 2 HEADS
- 6" CONCRETE CURB
- NEW CONCRETE SIDEWALK
- ADA PARKING SPACE WITH ADA SIGNAGE
- BIKE RACK
- ADA RAMP
- 4'-0" HIGH CMU SCREEN WALL AT DOCK
- COMPACTOR (BY TENANT)
- RECESSED DOCK WITH TRENCH DRAIN

ATTACHMENT C
Aerial





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-37984-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION

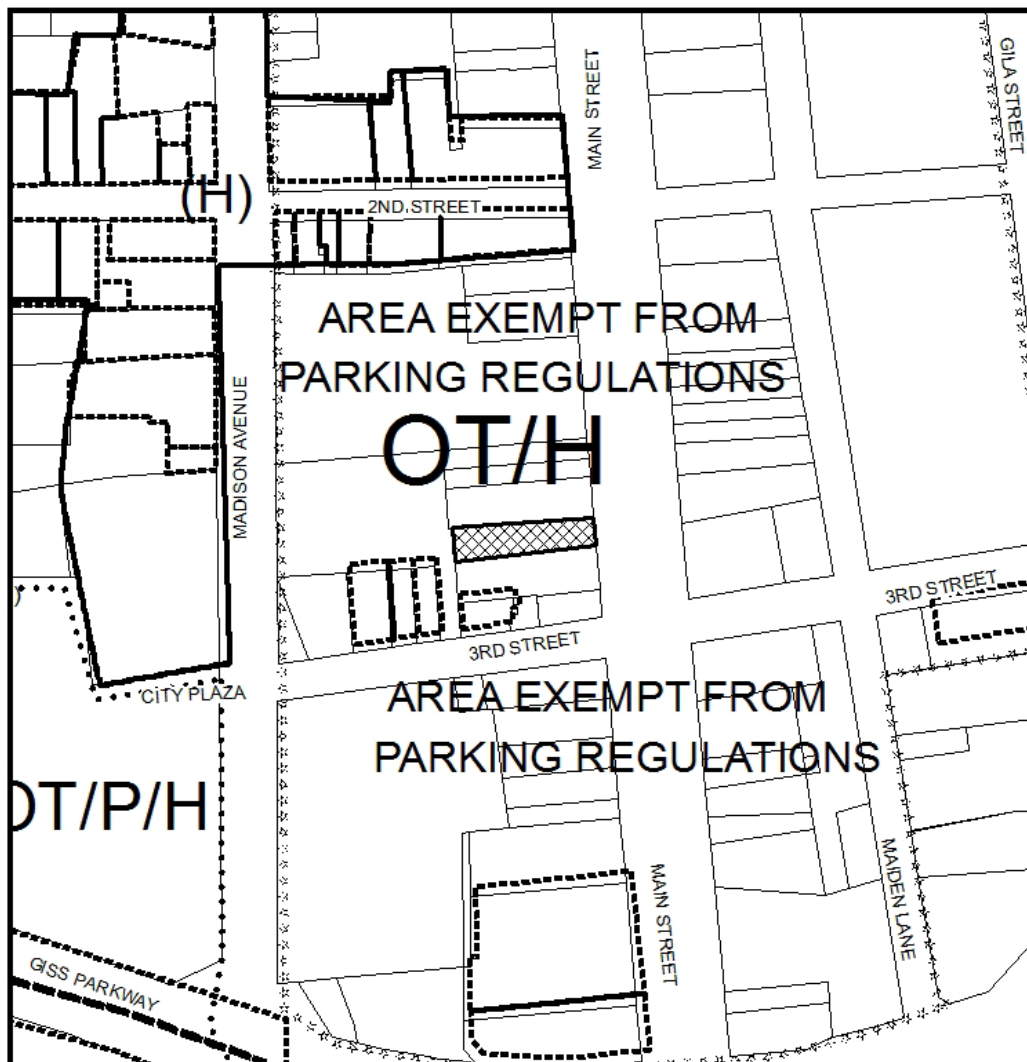
Hearing Date: January 12, 2022

Project Planner: Robert Blevins, Principal Planner

E-mail: Robert.Blevins@YumaAz.gov

Project Description: This is a request by Denise Builders, on behalf of Prison Hill Brewery, for a new rear entrance on the property located at 278 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-44-108				
Address:	278 S. Main Street				
Property Owner:	Prison Hill Brewery				
Property Owner's Agent:	Denise Builders				
	Existing Zoning	Existing Land Use			
Site	OT/H/BB	Restaurant/ Bar			
North	OT/H/BB	Dance Hall/ Event Center			
South	OT/H/BB	Restaurant/ Bar			
East	OT/H/BB	Retail/ Office/ Bar			
West	OT/H/BB	Parking Lot			
Prior Related Actions or Cases:	HR96-08; HR99-06; HR03-47; DHRC-6332-2014; DHRC-9476-2015; DHRC-9808-2015, 14709-2016.				
Land Division Status:	Legal Lot of Record				
Flood Plain Designation:	Flood Zone X				

Does the proposed request meet the criteria of §154-02.04.E or §154-14.01.H of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The subject property is not an individually-listed property on the National Register of Historic Places.
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B) Is this request considered to be an administrative request, defined as:
A new rear entrance.☒ Yes☐ No

Explain/Describe/ Discuss:	A new wider entrance with better ADA accessibility at the rear entrance patio area.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 02.04.E.1.e.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This action is in keeping with the Secretary of the Interior's Standards and will not have a detrimental effect on the structure or the district as a whole.
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Staff Summation: Staff **APPROVED** the request for the new entrance on 10-13-21 for the property located in the Main Street Historic District. This action will have no adverse effect on the property, surrounding properties, or the district as a whole.

Final staff report delivered to applicant on: n/a

Attachments:	
A.	Photo

Prepared By: Robert M Blevins
Robert Blevins, Principal Planner

Date: 12/20/21

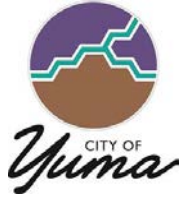
ATTACHMENT A
Photos



Old

New



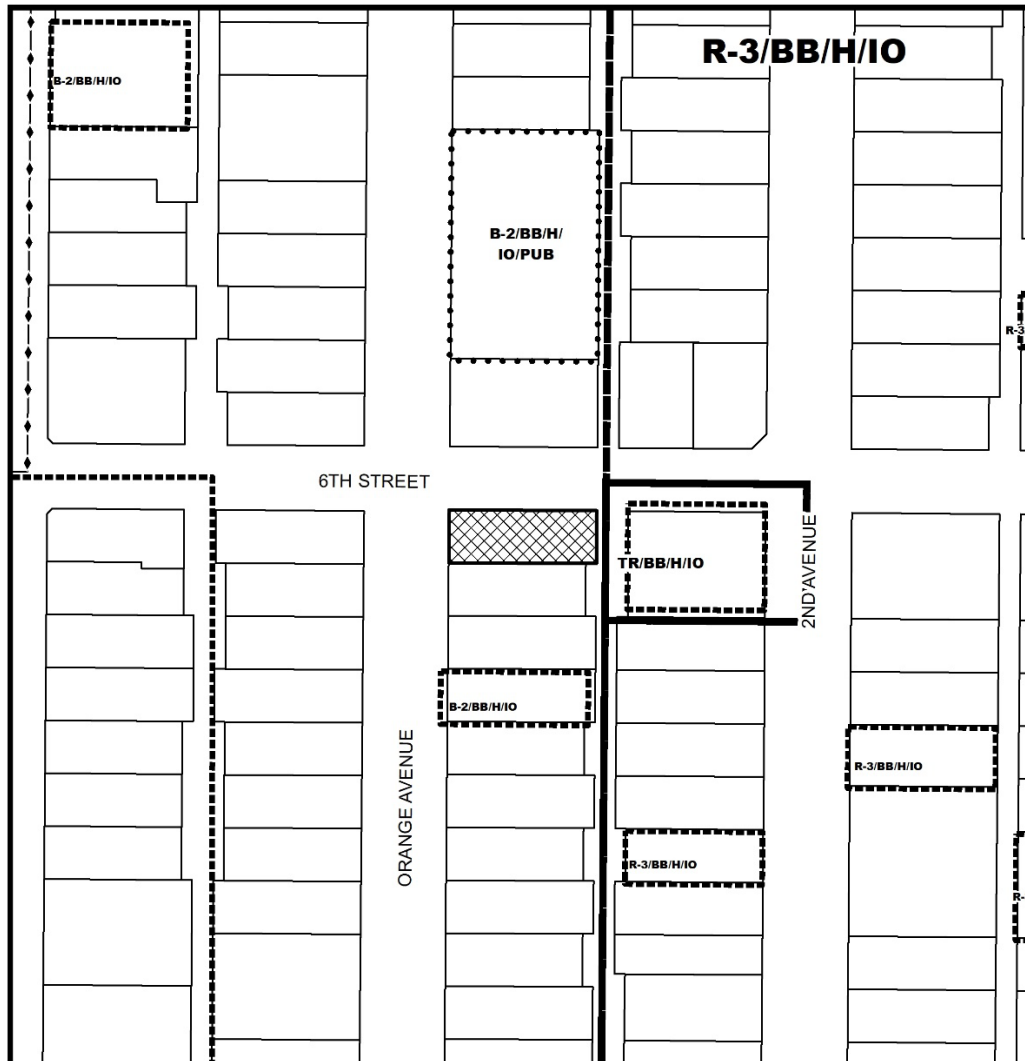


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-37962-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 12, 2022 **Case Number:** DHRC-37962-2021

Project Description/Location: This is a request by the City of Yuma, on behalf of Achieve Human Services, for the review of new windows for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights	X	Main Street		None	
Individually Listed Historic Buildings on-site:	Yes		No		X			
Aesthetic Overlay:	Yes		No		X			
Parcel Number:	633-59-097							
Address:	601 S. Orange Avenue							
Property Owner:	Achieve Human Services							
Property Owner's Agent:	City of Yuma							
	Existing Zoning				Existing Land Use			
Site	B-2/H/IO/BB				Apartments			
North	B-2/H/IO/BB				Residence			
South	B-2/H/IO/BB				Residence			
East	R-3/H/IO/BB				Residence			
West	B-2/H/IO/BB				Residence			
Prior Related Actions or Cases:	None							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	This 2 story apartment building was constructed in 1916. While not individually-listed, it does contribute to the neighborhood as a fine example of early apartment living.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This request is for new exterior windows in the same location as the existing. No additional windows.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The replacement windows do not harm the integrity of the original building. They are in the same arrangement, proportioning, and design as the existing windows at the same openings in the walls.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The ongoing maintenance of this structure is needed to protect and enhance the property and district.
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Staff Summation: Staff APPROVED the request for a replacement windows on 07-30-2018 in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Photos of Old and New Windows

Approved By: 
Robert Blevins
Principal Planner

Date: 12/20/21

ATTACHMENT A
Photos of Old and New Windows



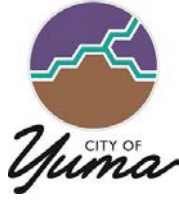
Old



New



New

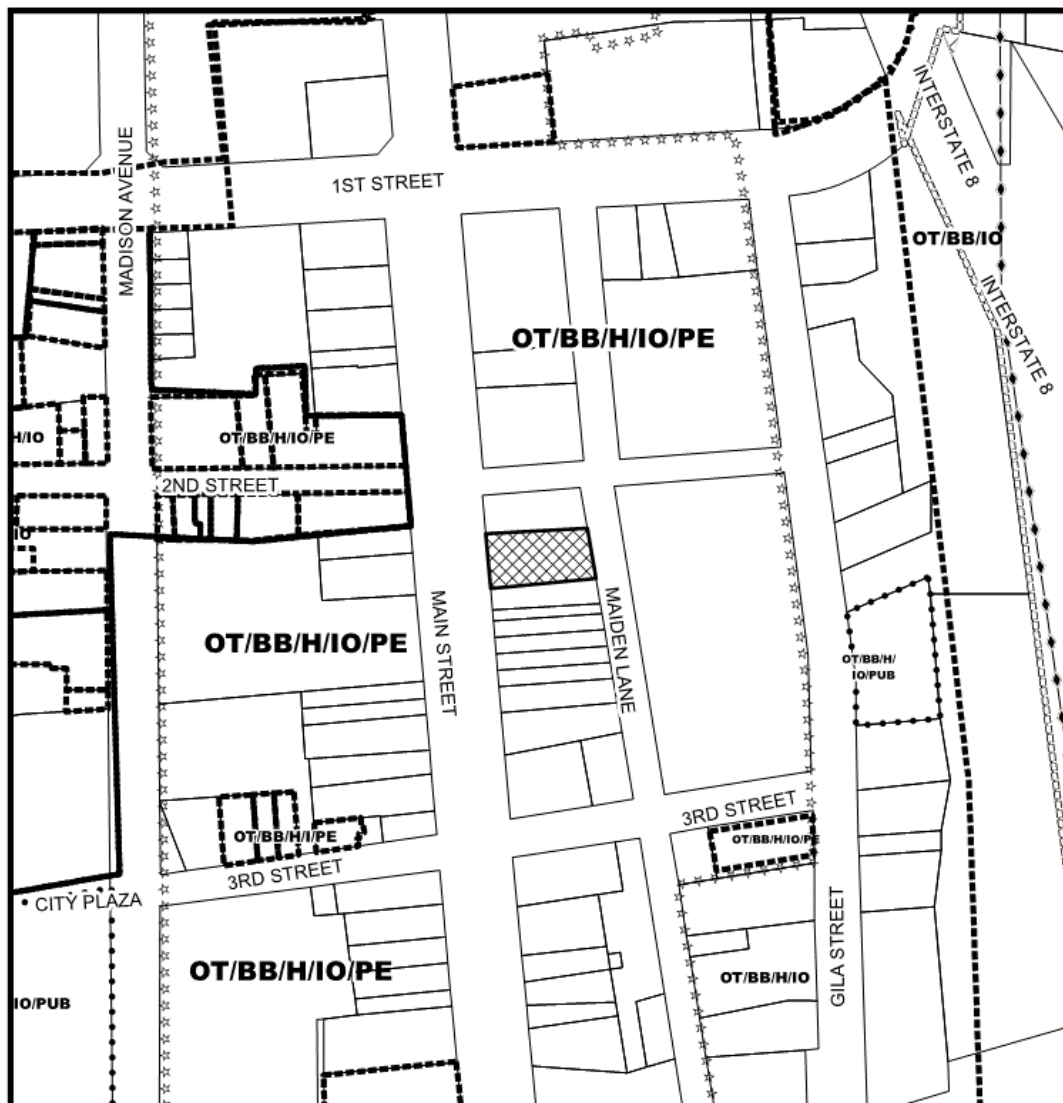


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-21730-2018
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: January 12, 2022 **Case Number:** DHRC-21730-2018

Project Description/Location: This is a request by Air Central, on behalf of Lutes Enterprises, for the replacement of rooftop equipment at Lutes Casino, located at 221 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street	X	None	
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		No		X			
Parcel Number:	633-44-141							
Address:	221 S. Main Street							
Property Owner:	Lutes Enterprises							
Property Owner's Agent:	Air Central							
	Existing Zoning				Existing Land Use			
Site	OT/H//IO/BB				Law Offices			
North	OT/H//IO/BB				Retail storefront			
South	OT/H//IO/BB				Parking lot			
East	OT/H//IO/BB				224 Main Street Shops			
West	OT/H//IO/BB				Law Offices			
Prior Related Actions or Cases:	MS95-4, DHRC-21730-2018, DHRC-22740-2018, DHRC-23806-2018.							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The proposal is for a "swamp cooler change out" new evaporative cooling unit on the rooftop. The new unit will be placed east of the existing unit.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This is a replacement.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The new unit will not be visible from Main Street or Maiden Lane.
----------------------------	---

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The new unit is being installed with building permits and Building Safety inspections. Permit # 41997-2018 with the final inspection on 08/16/2018.
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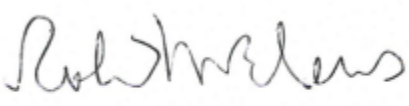
Staff Summation: Staff APPROVED the request for a new rooftop unit on 04/09/2018 in the Main Street Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- ☒ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

Attachments:	
A.	Cooling Unit Photos
B.	Site Plan

Approved By: 
Robert Blevins
Principal Planner

Date:

12/20/21

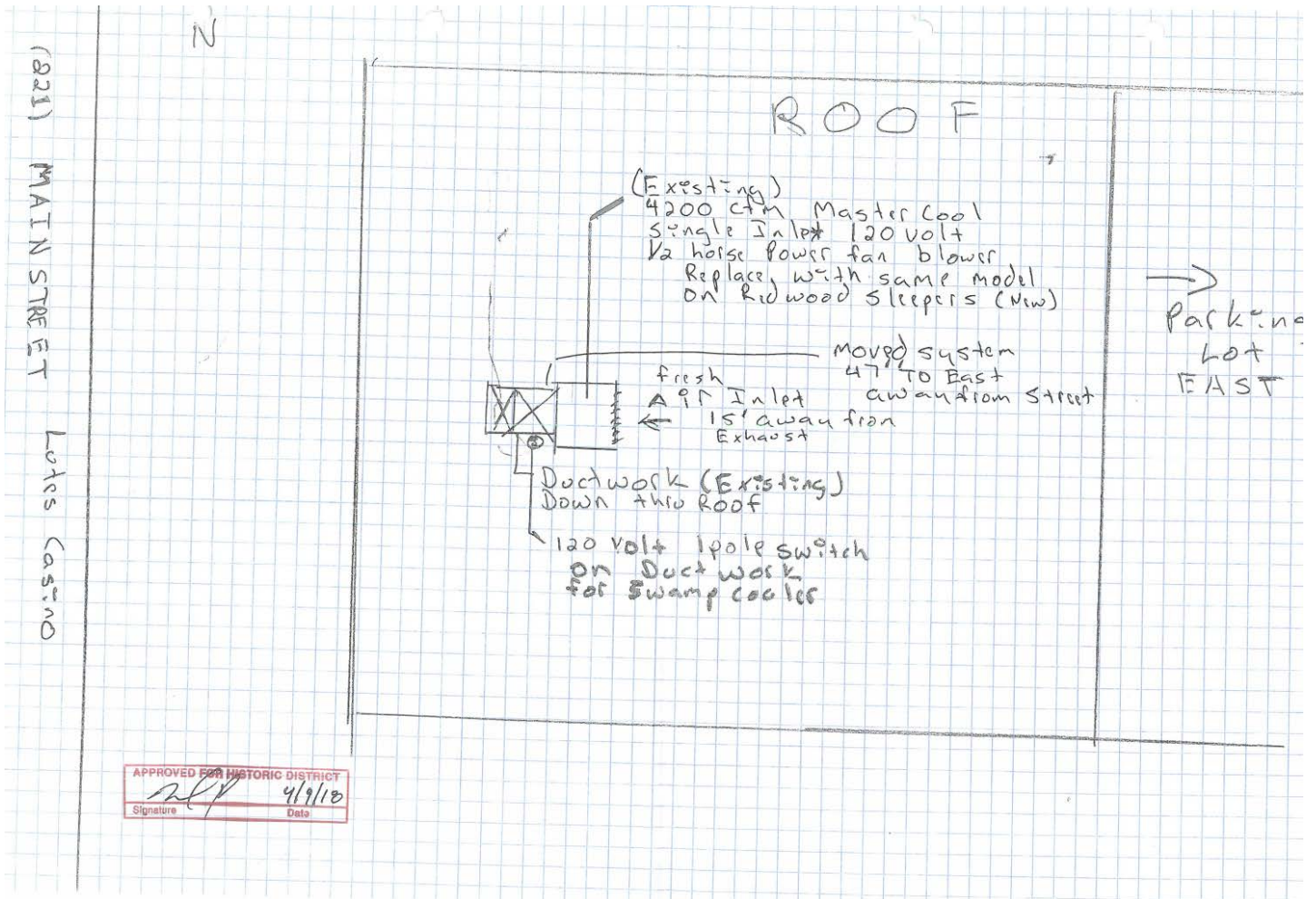
ATTACHMENT A
Cooling Unit Photos

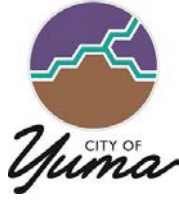


Old
New



ATTACHMENT B Site Plan



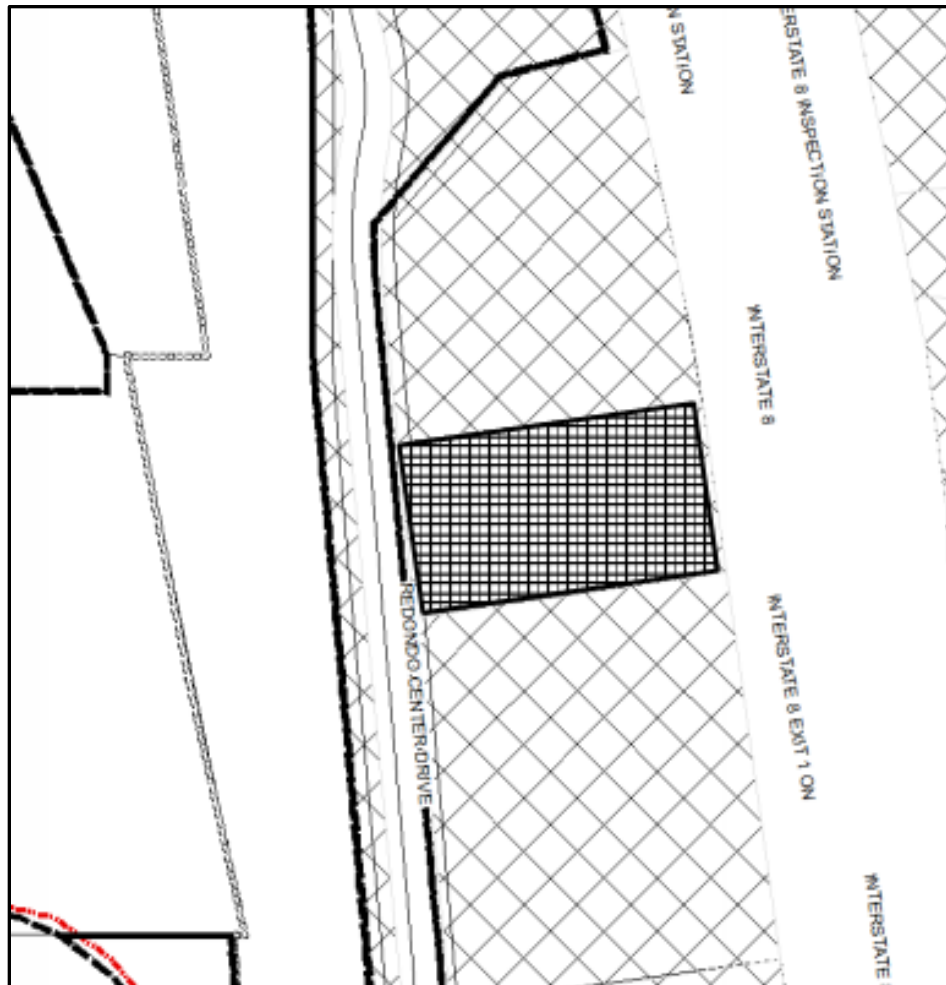


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-37942-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: January 12, 2022 **Case Number:** DHRC-37942-2021

Project Description/Location: This is a request by Ron Contreras of Penn Neon Sign Co. Inc., on behalf of Furniture Row USA, to install a replacement freestanding sign, for the property located at 1001 S. Redondo Center Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) Zoning District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on-site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-13-084							
Address:	1001 S. Redondo Center Drive							
Property Owner:	Furniture Row USA							
Property Owner's Agent:	Penn Neon Sign Co., Inc.							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Furniture Row			
North	B-2/AO				Vacant			
South	B-2/AO				Home Depot			
East	B-2				Interstate 8			
West	BP/AO				Railroad			
Prior Related Actions or Cases:	Z1999-025, S2000-010, DHRC-24927-2019.							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	This property is not individually listed on the National Register of Historic Places. It is in the Aesthetic Overlay.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This is a replacement sign in the same location as the prior freestanding sign. Plans reviewed with PPR-34208-2021.
----------------------------	---

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 14.01(H)(2)(d).
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This action is in keeping with the Aesthetic Overlay (AO) Standards and will not have a detrimental effect on the structure or the district as a whole. It is a monument sign with cladding from the sign to the ground as is required in the AO.
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Staff Summation: Staff APPROVED the request for a new sign on 05-04-21 in the AO District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- ☒ Applicant agreed with all of the conditions of approval on: N/A
☐ Applicant did not agree with the following conditions of approval: (list #'s)
☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

Attachments:	
A.	New & Old Sign Photo
B.	Elevations & Site Plan

Approved By:
Robert Blevins
Principal Planner

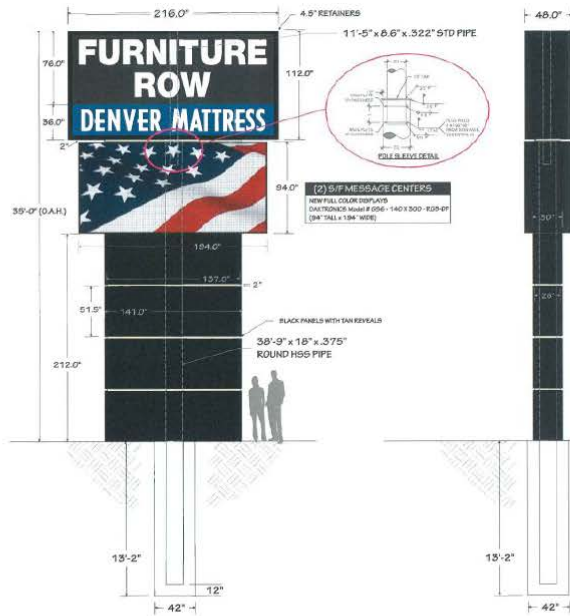
Date:

12/20/21

ATTACHMENT A
New Sign Photo

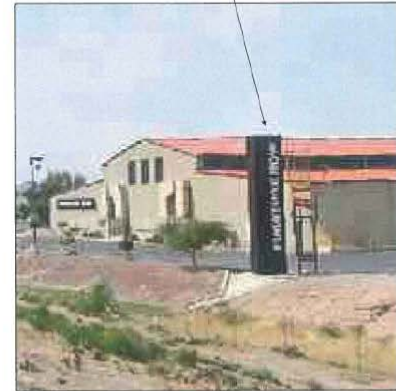


ATTACHMENT B Elevations & Site Plan



RETAINERS:	ALUMINUM (GLOSS BLACK)
FACE:	WHITE COOLEY FABRIC
GRAPHICS:	BLACK (22), DELFT BLUE (97)
ILLUM:	HANLEY PHOENIX PF-3120 LED
INSTALL:	CABINETS TO BE MOUNTED TO STEEL POLE STRUCTURE.

EXISTING MONUMENT AND CHAIRS TO BE REMOVED



EXISTING

SCALE 1/8" = 1'

PENN
SIGNS & GRAPHICS

PROJECT: FURNITURE ROW
1001 S. REDONDO CENTER DRIVE
YUMA, AZ 85365

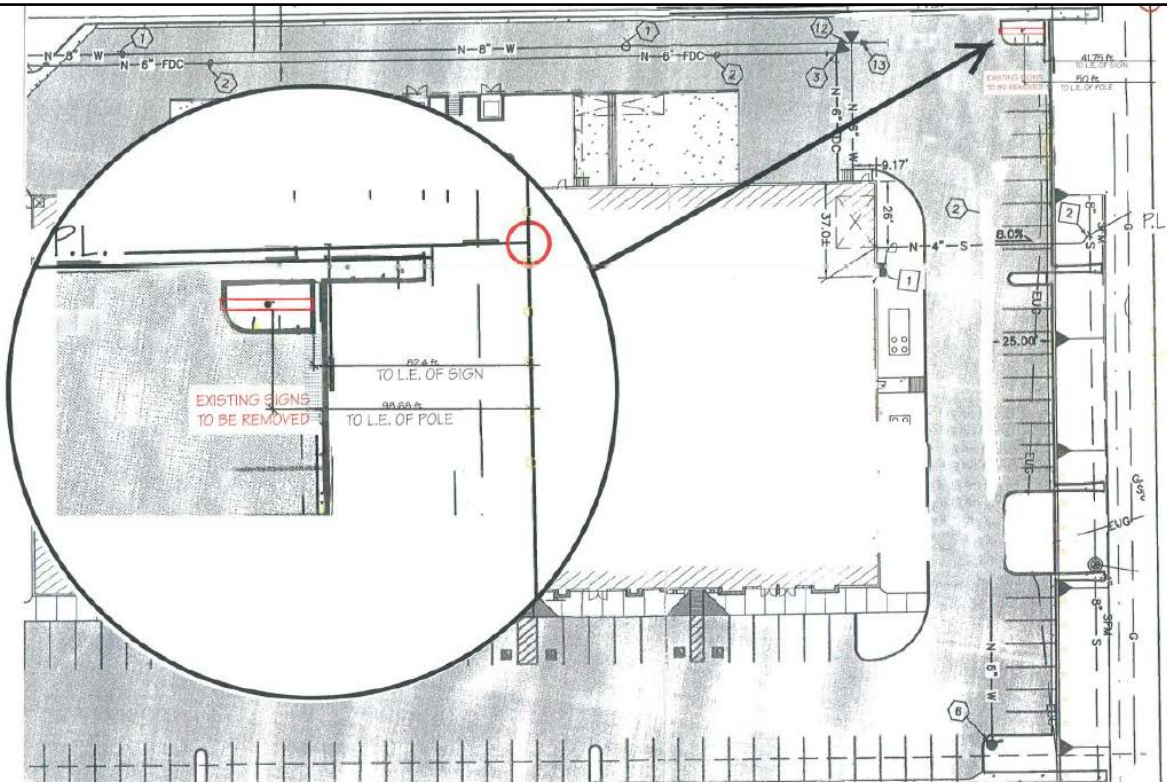
The proofing process is a courtesy to you. It gives a visual representation of what the final project will look like and includes all of the information you requested on your signage.
☐ Approved as is. ☐ Changes needed, please send new proof.

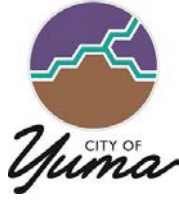
Colors will vary from electronic proof. If color is critical, printed samples can be provided at our location before your job is put into production.

DRAWING DATE:

REVISION:

FILE NAME:





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-37656-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA GRIFFIN

Hearing Date: January 12, 2022 **Case Number:** DHRC-37656-2021

Project Description/Location: This is a request by Patrick Patterson, on behalf of Borzini Lew K Trust 12-21-2007, for the review of an outdoor patio expansion, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-40-044							
Address:	1731 E. 16 th Street							
Property Owner:	Borzini Lew K Trust 12-21-2007							
Property Owner's Agent:	Patrick Patterson							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Broken Yolk Cafe			
North	B-2				Olive Garden			
South	B-2/AO				Vacant land			
East	B-2/AO				Freddy's			
West	B-2				Days Inn Hotel			
Prior Related Actions or Cases:	DHRC-10825-2015 (Native Wings); DHRC-30678-2020 (Broken Yolk Signage, paint, doors)							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The restaurant on this property was constructed in 2015 and remodeled in 2020 for the Broken Yolk Café.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This request is a minor change to the outdoor patio.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title, §154-14.01.H.(2).b.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This proposal meets the guidelines of the Aesthetic Overlay District. The new outdoor customer area meets setbacks from property lines and is not in the right-of-way.
----------------------------	--

Staff Summation: Staff **APPROVED** the request for the review of an outdoor patio expansion, on 12/13/2021 in the Aesthetic Overlay. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Exterior Addition
B.	Site Photos

Prepared By: *Amelia Griffin*

Date: January 4, 2022

Amelia Griffin
Associate Planner

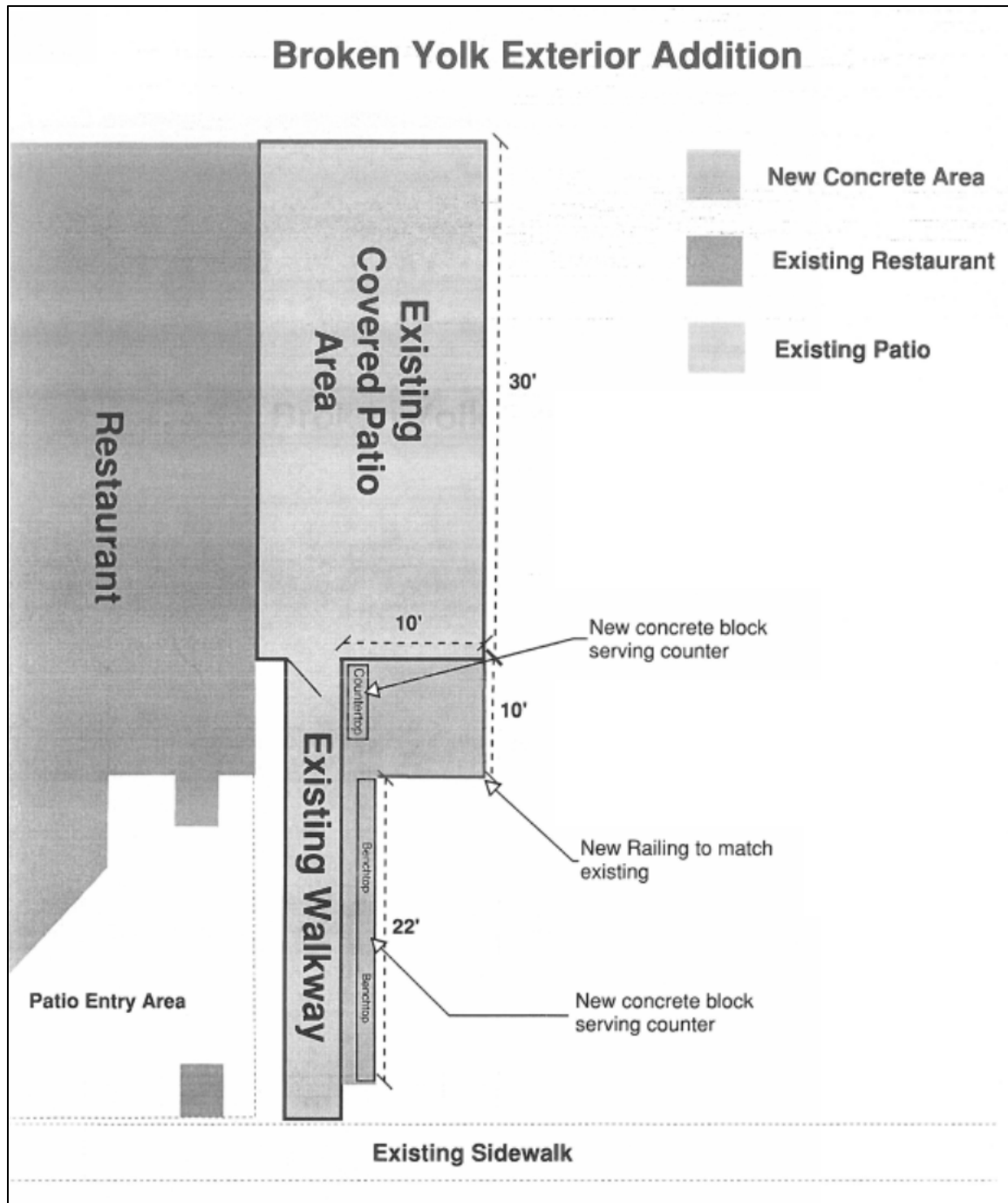
Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By: *Robert M. Blevins*

Date: January 4, 2022

Robert Blevins
Principal Planner

ATTACHMENT A
Exterior Addition



ATTACHMENT A
Site Photos

